

**CONSULTANCY DESIGN AND
URBAN DEVELOPMENT JOINT
STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No: 08/2026/CDO/CV

Ha Noi, June 06, 2026

*Re: Explanation for the delay in disclosure of
the audited 2025 financial statements)*

To: Hanoi Stock Exchange

Pursuant to:

- The Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and its guiding documents;*
- The Law on Securities No. 54/2019/QH14 dated 26/11/2019 and its guiding documents;*
- Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance guiding information disclosure on the securities market;*

First of all, the Urban Design and Development Consultancy Joint Stock Company (the Company) would like to extend our respectful greetings and sincere appreciation for the support of the Hanoi Stock Exchange (HNX) over the past period.

On June 5, 2026, our Company received Document No. 678/QĐ-SGDHN dated May 27, 2026, from the Hanoi Stock Exchange regarding the continued restriction status applied to CDO shares. The reason for being placed under trading restriction is as follows: the registered trading organization (RTS) submitted its audited financial statements for the year 2025 more than 45 days late after the expiration of the information disclosure deadline in accordance with regulations. In relation to this matter, the Company would like to provide the following explanation:

In 2025, the Company contacted and worked with audit firms included in the list approved by the State Securities Commission (SSC) to negotiate and enter into an audit engagement contract for the 2025 financial statements. However, due to various objective and subjective reasons, these audit firms all raised certain issues and constraints, which resulted in the Company being unable to finalize the audit contract and complete the audit of the 2025 financial statements.

In light of these difficulties and challenges, the Company would like to propose the following remedial measures:

Based on the resolution of the General Meeting of Shareholders, the Company has been, is currently, and will continue to seek, contact, and work with audit firms approved by the State Securities Commission (SSC) to conduct the audit and review of the Company's financial statements, and to issue these reports at the earliest possible time, in full compliance with applicable regulations.

The above is the Company's explanation and remedial plan regarding the delay in the disclosure of the reviewed semi-annual financial statements and the audited financial



statements for 2025. The Company respectfully hopes to receive the understanding, support, and facilitation of the Hanoi Stock Exchange (HNX), so that it may complete its obligations and fully comply with applicable regulations, thereby ensuring the interests of its shareholders and the Company.

Sincerely thank you.

Recipients:

- As above to be filed at Office, Finance
- Accounting Department

**Consultancy Design and Urban Development
Joint Stock Company**



GIÁM ĐỐC

Bùi Xuân Hiền

